

5.6.1 Future Land Use

Monroe County Plan GOP	Summary	Implementing Agencies	To Be Completed	Existing/ New
Objective 101.1	Provide public facilities concurrent with the impacts of development.	BOCC, ADM	ongoing	new/existing
Policy 101.1.1	Adopt level of service standards for roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation and paratransit.	BOCC	1/4/97	new/existing
Policy 101.1.2	Develop and adopt a Concurrency Management System.	BOCC, GM, ATTY	1/4/97	new/existing
Objective 101.2	Reduce hurricane evacuation clearance times to 24 hours by the year 2010	BOCC, GM	ongoing 2010	new
Policy 101.2.1	Develop and adopt a Permit Allocation System for new residential development.	BOCC, GM, ATTY, (C)	interim	new
Policy 101.2.2	Require applicants to obtain other permits and approvals prior to applying for a permit for new residential development from the Growth Management Division.	GM	ongoing	new
Policy 101.2.3	Specify procedures for annual adjustment of the number of permits, allocation of unit types, and timing of acceptance of applications for the Permit Allocation System.	BOCC, GM, ATTY, (C)	ongoing	new/existing modified Rev #10
Policy 101.2.4	Allocate at least 20 percent of residential growth to affordable housing units as part of the Permit Allocation System.	GM	ongoing	existing modified Rev #10
Policy 101.2.5	Initiate interlocal agreement with the Cities to resolve the discrepancy of units between the County's proposed allocation to the Cities and the Cities vested development assumptions.	BOCC, ATTY, KW, KCB, LNT	1/4/97	new/existing
Policy 101.2.6	Adopt LDRs prohibiting new transient residential units until 12/31/2001. By 12/31/2001 extend until 12/2006 or revise Permit Allocation System.	BOCC, GM, ATTY	1/4/96	new
Policy 101.2.7	Coordinate with FDOT to place 18-	BOCC,	1998	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	mile stretch capacity improvements on FDOT's 5-year work plan by 1998.	ADM, FDOT		
Policy 101.2.8	Coordinate with FDOT to identify funding and include the improvements needed between mile marker 80 and 90 in FDOT's 5-year work plan to have construction completed by 2010.	BOCC, GM, FDOT	1/4/2000	new
Policy 101.2.9	Designate Card Sound Road as an alternative hurricane evacuation route.	BOCC, GM, DCA, EM	1998	new/existing
Policy 101.2.10	Initiate a program to reduce the number of vehicles on roads during hurricane evacuation.	BOCC, GM, EM	variable	new/existing
Policy 101.2.11	Prepare an EAR of the hurricane evacuation segments of the plan and update evacuation models.	GM, EM	7/17/2001	new
Policy 101.2.12	Reconsider capital improvements objectives based upon the needs demonstrated by the revised hurricane evacuation model.	BOCC, GM, EM	1/4/2000	new
Policy 101.2.13	Establish and implement a coordinated permit review process and Work Program. regarding wastewater disposal permits and development permits for new residential development as required by Administrative Commission Rule No. 28-20.100 as directed in Executive Order No. 96-108	BOCC, GM, DCA, DEP, MCHD,GF C DOH, COE, SFWMD, FKAA ,LA , FDOT, USFWS,	Ongoing to July 12, 2004	new/existing modified Rev 3
Policy 101.2.14	Establish administrative relief procedures for ROGO properties within a CARL boundary when the purchase offer is refused	BOCC, GM, ATTY	ongoing	new 7/99 Rev 3
Objective 101.3	Regulate non-residential development to maintain a balance of land uses to serve the needs of future populations.	BOCC, GM	1/4/97	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Policy 101.3.1	Develop and adopt a Permit Allocation System for new non-residential development. Maintain a balance between residential and residential over the 15 year (?) planning horizon.	BOCC, GM	1/4/97 ongoing annually	new/existing modified Rev #10
Policy 101.3.2	Require applicants to obtain other permits and approvals prior to applying for a permit for new non-residential development from the Growth Management Division.	GM	1/4/96 ongoing	new
Policy 101.3.3	Include procedures for annual adjustment of the 239 square footage of development, maintaining ratio between non-residential and residential development, and timing of acceptance of applications for the Permit Allocation System.	BOCC, GM	1/4/97	new/existing modified Rev #10
Policy 101.3.4	Exempt public facilities from the requirements of the Permit Allocation System.	BOCC, GM	1/4/96 ongoing	new/existing modified Rev #10
Policy 101.3.5	Complete an economic base analysis to determine the demand for future non-residential development and revise FLUM based on these findings.	BOCC, GM	1/4/98	new/existing modified Rev #10
Objective 101.4	Regulate future development and redevelopment to maintain the character of the community and to protect natural resources by providing for compatible distribution of land uses per Future Land Use Map.	BOCC, GM	1/4/96 ongoing	new
Policy 101.4.1	Establish <u>Residential Conservation</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.2	Establish <u>Residential Low</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.3	Establish <u>Residential Medium</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.4	Establish <u>Residential High</u> land use	BOCC, GM	1/4/96	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	category.			
Policy 101.4.5	Establish <u>Mixed Use/Commercial</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.6	Establish <u>Mixed Use/Commercial Fishing</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.7	Establish <u>Industrial</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.8	Establish <u>Agriculture/Mariculture</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.9	Establish <u>Recreation</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.10	Establish <u>Institutional</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.11	Establish <u>Educational</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.12	Establish <u>Public Buildings/Grounds</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.13	Establish <u>Public Facilities</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.14	Establish <u>Military</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.15	Establish <u>Conservation</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.16	Establish <u>Airport</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.17	Establish <u>Mainland Native</u> land use category.	BOCC, GM	1/4/96	new
Policy 101.4.18	Establish <u>Historic</u> overlay category.	BOCC, GM	1/4/96	new
Policy 101.4.19	Limit densities in the RC and RL categories to that existing on the date of the plan.	BOCC, GM	1/4/96	new
Policy 101.4.20	Establish open space ratios for each land use category.	BOCC, GM	1/4/96	Deleted Rev 10
Policy 101.4.21	Future Land Use Densities and Intensities table.	BOCC, GM	1/4/96	new
Policy 101.4.22	Require all densities and intensities to be subject to open space	BOCC, GM	1/4/96	new/existing

Monroe County Plan GOP	Summary	Implementing Agencies	To Be Completed	Existing/ New
	requirements. (Tier Maps, clearing limits)			modified Rev #10
Policy 101.4.23	Allow density allocation of one du for each lawfully established unit in existence on a parcel on the effect date of the plan.	BOCC, GM	1/4/96	existing
Policy 101.4.24	Limit the height of structures and landfills to 35 feet.	BOCC, GM	1/4/96	new/existing
Objective 101.5	Implement a Point System based on Tier System to direct future growth.	BOCC, GM	1/4/97	new/existing modified Rev #10
Policy 101.5.1 Replace/Geo Review?	Develop and adopt a Point System to be used to evaluate and select applications which are to be issued permits through the Permit Allocation System.	BOCC, GM, ATTY, (C)	1/4/97 7/01/05	new/existing modified Rev #10
Policy 101.5.2	Assign positive ratings to residential applications which infill platted, improved subdivisions. Tier System	GM	1/4/97	new/existing modified Rev #10
Policy 101.5.3	Permit Allocation System shall limit the amount of new non-residential development. Tier III	GM	1/4/97	new/existing modified Rev #10
Policy 101.5.4	Develop and include positive and negative point ratings in the Point System (residential) based on Tier System under Goal 105	BOCC, GM, ATTY, (C)	7/17/97	new/existing modified Rev 4
Policy 101.5.5 Tier System	Develop and include positive and negative point ratings in the Point System (non-residential).	BOCC, GM, ATTY, (C)	7/17/97	new/existing modified Rev #10
Policy 101.5.6 Geo review	Monitor Point System and revise as necessary to include new point factors identified as a result of studies.	GM	annually	new/existing modified Rev #10
Policy 101.5.7	Add additional criteria to the 1 st annual review of the residential and	BOCC, GM, ATTY	annually	new/existing

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Renumber/change	non-residential Point System.			modified Rev #10
Policy 101.5.8 Deleted, TRE's	Amend residential permit allocation system to include a graduated scale of positive points.	GM	1/4/97	new/existing modified Rev #10
Policy 101.5.9	Allow for the permitting of multi-family units within the residential permit allocation system.	BOCC, GM	1/4/96	new/existing
Policy 101.5.10	Allow County to develop Transfer of ROGO Exemptions (TRE) program	BOCC, GM, DCA	Ongoing	new 6/00 Rev 4
Objective 101.6	Expand Land Authority to provide for purchase of land from qualified owners denied permits in the Permit Allocation System.	BOCC, GM, ATTY	1/4/96	new
Policy 101.6.1	Provide for purchase of land or permit minimum reasonable economic use from owners meets conditions[denied permits] in the Permit Allocation System.	BOCC, GM, ATTY	ongoing	new/existing modified Rev #10
Policy 101.6.2	Commit a minimum of 35 percent of Land Authority's budget for purchase of land from qualified owners denied permits in the Permit Allocation System.	LA	1998	new
Policy 101.6.3	Identify federal, state, and/or private sources of funding for purchase of land from qualified owners denied permits in the Permit Allocation System.	GM, OMB	1/4/98	new
Policy 101.6.4	Coordinate with DCA and support legislation to ensure commitment to land acquisition efforts.	BOCC, GM, DCA, ATTY	1/4/96 ongoing	new/existing
Policy 101.6.5 Deleted/created new Tiers/Voluntary	List and prioritize lands voluntary [requiring] acquisition through [due to] permit allocation system. Administrative Relief...	GM, LA	7/17/97	new/existing modified Rev #10
Policy 101.6.6	Base acquisition decisions for lands	GM, LA	1/4/96	new/existing

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Deleted/create new	denied permit allocations on environmental sensitivity.		ongoing	modified Rev #10
Objective 101.7	Evaluate potential redevelopment areas and prepare redevelopment plans.	GM, (C)	1/4/98	new
Policy 101.7.1	Conduct a needs assessment of potential redevelopment areas.	GM, (C)	1/4/98	new
Policy 101.7.2	Complete a community plan for Stock Island in Coordination with Key West.	GM, (C)	1/4/98	new
Policy 101.7.3	Consider adopting Findings of Necessity for redevelopment areas if appropriate.	BOCC	1/4/98	new
Policy 101.7.4	Prepare and adopt redevelopment plans for areas for which Findings of Necessity are adopted.	BOCC, GM, (C)	1/4/98	new
Policy 101.7.5	Consider privately developed redevelopment plans if prepared in accordance with Chapter 163, Part III, F.S. and approved by the BOCC.	BOCC, GM	1/4/96	new
Policy 101.7.6	Solicit state and federal funds for redevelopment projects.	GM, OMB	1/4/98	new
Policy 101.7.7	Coordinate redevelopment efforts with citizens' groups and appropriate agencies.	GM, HA	1/4/98	new
Objective 101.8	Eliminate or reduce the frequency of uses inconsistent with the LDR's and the Future Land Use Map.	GM	1/4/96	new
Policy 101.8.1	Prohibit the expansion of non-conforming uses.	GM	1/4/96	existing
Policy 101.8.2	Do not permit a nonconforming use to be changed to any other use unless they conform to the Future Land Use Map and the zoning district.	GM	1/4/96	new/existing
Policy 101.8.3	Do not permit nonconforming uses which have been discontinued to be reestablished.	GM	1/4/96	existing
Policy 101.8.4	With the exception of uses in the Mixed Use/Commercial Fishing	GM	1/4/96	new/existing

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	district, structures containing a non-conforming use which require substantial improvement shall only be reconstructed to a conforming use.			
Policy 101.8.5	Define substantial improvement.	GM	1/4/96	existing
Policy 101.8.6	Allow non-conforming uses existing as of September 15, 1986 and located in the Mixed-Use/Commercial Fishing category to be rebuilt to the pre-existing use, footprint and configuration with out an increase in density or intensity of use if destroyed.	BOCC, GM	1/4/96	new
Policy 101.8.7	Prohibit re-establishment of discontinued or abandoned non-conforming uses.	BOCC, GM	1/4/96	existing
Policy 101.8.8	Limit enlargements to non-conforming structures.	BOCC, GM	1/4/96	existing
Policy 101.8.9	With the exception of historic structures, do not permit the movement of non-conforming structures.	BOCC, GM	1/4/96	existing
Policy 101.8.10	Require non-conforming structures requiring substantial improvement to comply with all code provisions. Exceptions for setbacks on single family homes.	BOCC, GM	1/4/96	new/existing
Policy 101.8.11	Manufactured homes requiring substantial improvements shall meet the most recent HUD and FEMA standards.	BOCC, GM	1/4/96	new/existing
Policy 101.8.12	Require all non-conforming structures to be removed or converted to conform if abandoned.	BOCC, GM	1/4/96	new/existing
Objective 101.9	Provide for stormwater management to protect property and water quality.	BOCC, GM, PW	7/17/97	new
Policy 101.9.1	Adopt level of service standards for stormwater management.	BOCC, GM, PW	1/4/96	new
Policy 101.9.2	Adopt a Stormwater Management Ordinance.	BOCC, GM, ATTY,	1/4/97	new

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		SFWMD		
Policy 101.9.3	Maintain a 5-year schedule of stormwater management capital improvements.	BOCC, GM, PW	annually	new
Policy 101.9.4	Complete a Stormwater Management Master Plan.	GM, ATTY, (C), PW, SFWMD, DER	12/31/98	new
Objective 101.10	Work cooperatively with Dade County to protect the Florida City Wellfield.	GM, SFWMD, DADE	1/4/96 ongoing	new
Policy 101.10.1	Protect the Florida City Wellfield through the Dade County Code and SFWMD's water policies.	GM, SFWMD, DADE	1/4/96 ongoing	new
Policy 101.10.2	Seek an interlocal agreement with Dade County to provide input into issues related to protection of the Florida City Wellfield.	GM, SFWMD, DADE	1/4/98	new
Objective 101.11	Direct growth away from environmentally sensitive areas.	BOCC, GM	1/4/96	new
Policy 101.11.1	Develop and adopt a Point System to encourage a compact pattern of development.	BOCC, GM, ATTY	1/4/97	new
Objective 101.12	Ensure that sufficient acreage is available for utilities and public facilities.	BOCC, GM	1/4/97 ongoing	new
Policy 101.12.1	Develop and adopt a Concurrency Management System.	BOCC, GM, ATTY	1/4/97	new/existing
Policy 101.12.2	Coordinate with utilities and service providers to identify land needed to accommodate service expansions.	ADM, DEM, FKAA, FKEC, CES	annually	new
Policy 101.12.3	Coordinate with School Board, Fire Marshall and Sheriff's Department to identify land needed to accommodate expansions.	ADM, BOCC, SHER, BDEDUC, FM	annually	new
Policy 101.12.4	Require analysis prior to finalizing the siting or expansion greater than 25%	BOCC, GM	1/4/96	new/existing

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	of any public facility.			modified Rev #10
Policy 101.12.5	Coordinate siting of new public facilities with the appropriate local, state and federal agencies.	ADM, GM	1/4/96 ongoing	new
Objective 101.13	Adopt innovative LDRs including a Permit Allocation System and revised TDR program.	BOCC, GM, ATTY	1/4/97	new
Policy 101.13.1	Develop and adopt a Permit Allocation and Point System for residential and non-residential growth.	BOCC, GM, ATTY	1/4/97	new
Policy 101.13.2	Evaluate existing TDR system and adopt LDRs to address deficiencies.	BOCC, GM, ATTY	1/4/98	new/existing
Policy 101.13.3 Deleted	In the residential permit allocation system, award applicants either one unit for each one development right transferred, or positive points in the point system. Max density/TDR's	GM	1/4/98 annually	new/existing modified Rev #10
Policy 101.13.4 Amended/Geo – sender sites	Allow the use of TDR's to increase density within the residential permit allocation system. Prohibit transfers to Big Pine Key, No Name Key or North Key Largo.	GM	1/4/97	new/existing modified Rev #10
Policy 101.13.5 GIS	Award positive points to non-residential permit allocation system applicants proposing to transfer development rights. TDR trans + maps	GM	1/4/98 annually	new/existing modified Rev #10
Policy 101.13.6 Deleted/replaced	Designate the (listed) zoning categories as sender sites for TDR's.	GM	1/4/98	new/existing modified Rev #10
Policy 101.13.7 Deleted/replaced	Establish positive point awards in the residential permit allocation for each potential development credit.	BOCC, GM	annually	new/existing modified Rev #10
Policy 101.13.8	Use the guideline provided to establish point awards in the non-residential permit allocation system	GM	1/4/98 annually	new

Monroe County Plan GOP	Summary	Implementing Agencies	To Be Completed	Existing/ New
	for each potential development credit			
Policy 101.13.9	Map potential and historical TDR's sites on the GIS.	BOCC, GM	1/4/97	new
Objective 101.14	Adopt LDRs to direct future growth away from areas subject to flooding.	BOCC, GM, ATTY, (C)	1/4/97	new
Policy 101.14.1	[Develop and adopt a Point System which assigns negative ratings to] "Discourage developments proposed in the CHHA."	BOCC, GM, ATTY, (C)	1/4/97	new/existing modified Rev #10
Policy 101.14.2	Prohibit construction of mobile homes within the CHHA except on approved lots within existing areas zoned for such use.	GM	1/4/97	new
Objective 101.15	Enforce and update the existing Sign Ordinance.	GM, CODE	ongoing	new/existing
Policy 101.15.1	Evaluate and adopt revisions to the existing Sign Ordinance to correct deficiencies and address nonconforming signs.	BOCC, GM, ATTY	1/4/98	new
Objective 101.16	Adopt guidelines and criteria to provide for on-site traffic flow and parking.	BOCC, GM, ATTY	1/4/98	new
Policy 101.16.1	Adopt LDRs providing for on-site traffic flow and parking.	BOCC, GM, ATTY	1/4/98	new
Objective 101.17	Create and maintain a County GIS system.	GM	ongoing	new
Policy 101.17.1	Create up-to-date database linked to a GIS system.	GM	1/4/97	new/existing
Policy 101.17.2	Update the GIS system and database to incorporate new or updated information.	GM	quarterly	new
Policy 101.17.3	Share data with other agencies for use in GIS applications.	GM, FKAA, CES, SFWMD	ongoing	existing
Policy 101.17.4	Coordinate with the Property Appraiser Office to ensure existing land uses, densities and intensities are accurate.	GM, PROP	ongoing	existing

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Objective 101.18	Adopt LDRs providing updated criteria for determining vested rights.	GM	1/4/96	new
Policy 101.18.1	Consider developments vested if they have received a development order or determination of vesting by the courts. Platting or zoning does not confer the right to obtain a permit through the Permit Allocation System.	BOCC, GM, ATTY	1/4/96	new
Policy 101.18.2	A vested rights determination shall be based upon one or more valid, unexpired permits. The applicant must prove that they relied upon an official county act and that they have incurred extensive obligations and expenses. Valid DRI's are vested.	BOCC, GM, ATTY	1/4/96	new
Policy 101.18.3	A vested rights determination shall not preclude the County from subjecting the proposed development to LDR'S in effect on the date of the determination.	GM	1/4/96	new
Policy 101.18.4	Specify an expiration date on a vested rights determination.	BOCC, GM, ATTY	1/4/96	new
Policy 101.18.5	The Comprehensive Plan nor the LDR's shall deprive the property owner of all reasonable economic use of their land. Relief may be provided to the property owner.	BOCC, GM, ATTY	1/4/96	new
Objective 101.19	Monroe County shall not approve a plat unless it meets the requirements of the LDR's.	BOCC, GM	1/4/96 ongoing	new
Policy 101.19.1	Do not approve plats for residential use unless the lots meet all the requirements of the LDR's and the Comprehensive Plan.	BOCC, GM	1/4/96 ongoing	new/existing
Policy 101.19.2	Require that notice be placed on all new plats that the plat confers no rights to receive a building permit.	BOCC, GM, ATTY	1/4/96 ongoing	new
Objective 101.20	Requires the locale community needs to be addressed	BOCC, GM	ongoing	New Rev 5
Policy 101.20.1	Requires development of a series of Community Master Plans	BOCC, GM	ongoing	New Rev 5

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Objective 102.1	Require new development to comply with environmental criteria.	BOCC, GM, ATTY	1/4/96	new
Policy 102.1.1	Require 100 percent open space for all wetlands other than disturbed freshwater resources.	BOCC, GM, ATTY	1/4/96	new/existing modified Rev #10
Objective 102.2	Adopt LDRs which require compliance with environmental design standards. Revise LDR's to require new development to further protect disturbed wetlands, native upland vegetation and beach berm areas.	BOCC, GM, ATTY	1/4/96	new
Policy 102.2.1	Adopt revised environmental standards and environmental design criteria to prevent the loss of disturbed wetlands.	BOCC, GM, ATTY	1/4/96	new
Policy 102.2.2	Revise the environmental standards and environmental design criteria to protect upland habitats.	BOCC, GM, ATTY	1/4/96	new
Policy 102.2.3	Revise the environmental standards and environmental design criteria to protect beach/berm areas.	BOCC, GM, ATTY	1/4/96	new
Objective 102.3	Adopt LDR's directing development to environmentally suitable lands.	BOCC, GM, ATTY	1/4/97	new
Policy 102.3.1 Reduce & ensure	In developing Permit Allocation and Point Systems, consider assigning negative points based upon occurrence of natural resources, natural hazards, and/or utilization of best management practices.	BOCC, GM, ATTY	1/4/97	new
Policy 102.3.2	Require development clustering to avoid environmental impacts.	GM	1/4/97	new/existing modified Rev #10
Objective 102.4	Establish the Monroe County Natural Heritage and Park Program.	BOCC, GM	1/4/98	new/existing modified Rev #10
Policy 102.4.1	Develop and implement the Monroe	BOCC, GM	1/4/98	new/existing

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	County Natural Heritage and Park Program.			modified Rev #10
Policy 102.4.2	Identify types of lands to be considered for acquisition.	GM, LA	ongoing	new/existing modified Rev #10
Policy 102.4.3	Develop priority list of Natural Heritage and Park Program acquisition sites.	BOCC, GM, LA	1/4/98 ongoing	new/existing modified Rev #10
Policy 102.4.4	Develop financing plan for the Natural Heritage and Park Program	BOCC, GM, LA, OMB, ATTY	1/4/98 annually	new/existing modified Rev #10
Policy 102.4.5	Make application for grant funds.	GM, OMB	1/4/98 ongoing	new/existing modified Rev #10
Policy 102.4.6	Manage acquired land for the Natural Heritage and Park Program to preserve and protect conservation purpose for which it was acquired.	GM, LA	1/4/98 ongoing	new/existing modified Rev #10
Objective 102.5	Implement water quality protection program.	GM, DER, HRS, SFWMD	1/4/97	new
Policy 102.5.1	Develop and implement procedures to reduce pollutant discharges from: - OSDS - secondary sewage treatment systems - live-aboards - marinas - stormwater runoff.	GM, DER, HRS, SFWMD	1/4/98	new
Policy 102.5.2	Support enforcement of wastewater discharge permits for seafood processors and other industrial dischargers.	GM, DER	1/4/97	new
Policy 102.5.3	Develop and implement program to reduce water quality impacts of recreational boating.	BOCC, GM, ATTY, DNR, DER,	1/4/98	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
		NOAA, USFWS		
Policy 102.5.4	Adopt LDRs pertaining to dredge and fill.	BOCC, GM, ATTY, DER, COE	1/4/97	new
Policy 102.5.5	Develop and implement program to reduce pollutant discharges from soil erosion and sedimentation.	GM, EXT, PW, FDOT, SFWMD	1/4/97	new
Policy 102.5.6	Promote mosquito control techniques which will reduce entry of pollutants into ground and surface waters.	BOCC, GM	1/4/98	new
Policy 102.5.7	Support Monroe County HRS Unit and DER activities to reduce pollutant discharges from aboveground and underground storage tanks.	BOCC, GM, HRS, DER	1/4/98 ongoing	existing
Policy 102.5.8	Support existing state and federal laws pertaining to handling, transportation and disposal of hazardous wastes.	BOCC, GM, DER	1/4/98	new
Objective 102.6	Control development on the mainland so as to reduce public expenditures and to preserve the wilderness state of the area.	BOCC, GM	1/4/96	new
Policy 102.6.1	Incorporate management plans for Everglades National Park and Big Cypress National Preserve into the Comprehensive Plan by reference.	BOCC, GM	1/4/96	new
Policy 102.6.2	Adopt LDRs pertaining to the Mainland Native Area District.	BOCC, GM, ATTY	1/4/97	new
Objective 102.7	Regulate activities on offshore islands.	GM	1/4/96	new
Policy 102.7.1	Input offshore island data into GIS.	GM	1/4/98	new
Policy 102.7.2	Adopt LDRs which further protect offshore islands.	BOCC, GM, ATTY	1/4/97	new
Policy 102.7.3	In developing Permit Allocation and Point Systems, consider assigning negative points to developments on offshore islands.	BOCC, GM, ATTY	1/4/98	new/existing modified Rev #10
Objective 102.8	Implement actions to discourage	BOCC,	1/4/96	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	private development in CBRS units.	GM, ATTY		
Policy 102.8.1	In development Permit Allocation and Point Systems, consider assigning a negative point to developments proposed in CBRS units.	BOCC, GM, ATTY	1/4/96	new/existing modified Rev #10
Policy 102.8.2	Prohibit new bridges, causeways, paved roads or commercial marinas to CBRS units.	BOCC, GM, ATTY, PW	1/4/96	new
Policy 102.8.3	Prohibit shoreline hardening structures in CBRS units.	BOCC, GM, ATTY	1/4/97	new
Policy 102.8.4	Implement CBRS unit acquisition program through the Monroe County Natural Heritage and Park Program.	BOCC, GM, LA	1/4/98	new
Policy 102.8.5	Discourage extension of public utilities and services into CBRS units.	BOCC, GM	1/4/96	new/existing modified Rev #10
Objective 102.9	Complete and implement a cooperative land management program for private and county-owned lands located within and adjacent to parks and conservation lands.	BOCC, GM, ATTY	1/4/98	new/existing modified Rev #10
Policy 102.9.1	In developing Permit Allocation and Point Systems, consider assigning a negative point to developments proposed within Conservation Land Protection Areas.	BOCC, GM, ATTY	1/4/96	new/existing modified Rev #10
Policy 102.9.2	Identify activities on private lands having impacts on conservation lands.	GM, DNR, USFWS, NOAA, USPS	1/4/96	new/existing modified Rev #10
Policy 102.9.3	Identify Conservation Land Protection Areas for all conservation lands.	GM, DNR, USFWS, NOAA, USPS	1/4/96	new/existing modified Rev #10
Policy 102.9.4	Develop management plans for each Conservation Land Protection Area.	GM, DNR, USFWS, NOAA, USPS	1/4/98	new/existing modified Rev #10

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Policy 102.9.5	Review and revise management plans for Conservation Land Protection Areas every three years.	GM, DNR, USFWS, NOAA, USPS	every 3 years	new/existing modified Rev #10
Policy 102.9.6	Develop management plans for new conservation lands within 18 months of acquisition.	GM, DNR, USFWS, NOAA, USPS	ongoing	new/existing modified Rev #10
Objective 103.1	Regulate future development in the Big Pine Key in order to protect the Key deer and its habitat and to maintain the community character.	BOCC, GM, ATTY	7/17/97	new
Policy 103.1.1	Ensure long-term viability of the Key deer by directing development away from areas necessary to protect the Key deer habitat from the impacts of development. Development may be allowed in accordance with the Permit Allocation and Point Systems	BOCC, GM, ATTY	7/17/97	new
Policy 103.1.2	Adopt LDRs which replace the ACCC zoning designation with zoning categories consistent with the Future Land Use Map.	BOCC, GM, ATTY	1/4/97	new
Policy 103.1.3	Identify Key deer habitat areas as priority acquisition sites.	GM,, LA	1/4/96	new
Policy 103.1.4	Support public agency and private organizations efforts to acquire Key deer habitat for conservation purposes.	GM, LA	ongoing	new
Policy 103.1.5	Implement special measures to protect the quantity and quality of groundwater recharge to freshwater lenses. Commercial use of freshwater lenses is to be discouraged.	GM, USFWS, SFWMD	9/30/98	new
Policy 103.1.6	Monitor FKAA compliance with federal regulations.	GM, FKAA	ongoing	new
Policy 103.1.7	Complete and implement a cooperative land management program for private and county-owned lands within and adjacent to	GM, USFWS, DNR, SFWMD	1/4/96	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	parks and conservation lands.			
Policy 103.1.8	Revise Habitat Evaluation Index to give greater consideration of habitat of species of special status.	BOCC, GM, ATTY	1/4/96	new
Policy 103.1.9	Revise LDR clustering revisions to reduce the consumption and fragmentation of Key deer habitat.	BOC, GM, ATTY	1/4/97	new
Policy 103.1.10	Adopt LDRs pertaining to the siting of new public facilities on Big Pine Key.	BOCC, GM, ATTY	7/17/97	new
Policy 103.1.11	Implement TSM techniques to relieve localized traffic constraints.	GM, FDOT	1/4/98	new
Policy 103.1.12	Initiate traffic engineering study to study the impacts of enhancing traffic capacity on Big Pine Key.	BOCC, GM, USFWS, FDOT	1/4/98	new
Policy 103.1.13	Implement activities to prohibit the destruction of the Key deer and to protect its habitat.	BOCC, GM, USFWS	7/17/97	new
Policy 103.1.14	Discourage designated tour groups on Big Pine Key.	GM	1/4/98	new
Policy 103.1.15	Restore disrupted wetland and native upland vegetation systems on public lands.	GM, USFWS	ongoing	new
Objective 103.2	Regulate future development and the coordination of public facilities in the North Key Largo ACCC in order to preserve the habitat of four endangered species.	BOCC, GM, ATTY	ongoing	new
Policy 103.2.1	In developing Permit Allocation and Point Systems, consider assigning points to encourage developments which do not consume or fragment hammocks.	BOCC, GM, ATTY	1/4/96	new/existing modified Rev #10
Policy 103.2.2	Revise the Habitat Evaluation Index to give greater consideration to the habitat of species of special status.	BOCC, GM, ATTY	1/4/96	new/existing modified Rev #10
Policy 103.2.3	Revise LDR clustering revisions to reduce the consumption and fragmentation of hardwood hammock	BOCC, GM, ATTY	1/4/97	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	areas.			
Policy 103.2.4	Adopt LDRs pertaining to the siting of new public facilities in the North Key Largo ACCC.	BOCC, GM, ATTY	1/4/96	new
Policy 103.2.5	Monitor FCAA compliance with federal regulations.	GM, FCAA	ongoing	new
Policy 103.2.6	Implement activities to prohibit the destruction of the American crocodile, Schaus' swallowtail butterfly, Key Largo wood rat and the Key Largo cotton mouse.	GM, USFWS, DNR	1/4/98	new
Policy 103.2.7	Identify native upland habitats as priority acquisition sites for conservation purposes.	GM, USFWS, DNR	1/4/98	new
Policy 103.2.8	Complete and implement a cooperative land management program for private and county-owned lands within adjacent to parks and conservation lands.	GM, USFWS, DNR	1/4/98	new
Policy 103.2.9	Support public agency and private organization efforts to acquire land for conservation purposes.	GM	ongoing	new
Policy 103.2.10	Discourage private development in areas designated as units of the CBRs.	BOCC, GM, ATTY	1/4/96	new
Policy 103.2.11	Require an archeological/historical review of proposed development sites prior to issuing a building permit or development approval in North Key Largo.	BOCC, GM	1/4/96	new
Policy 103.2.12	Require the Monroe County Biologist visit the site of all development approval and building permit applications prior to issuing a building permit or development approval in North Key Largo.	BOCC, GM	1/4/96	new
Policy 103.2.13	Require all applicants to obtain all federal and state approvals prior to issuing a building permit or development approval.	BOCC, GM	1/4/96	existing

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Policy 103.2.14	Work with USFWS to prohibit destruction of the federally-designated threatened and endangered species and their habitats.	GM, USFWS	1/4/96 ongoing	new
Objective 103.3	Regulate future development in the Ohio Key ACCC to protect the habitat value and environmental sensitivity of the wetland system.	BOCC, GM, ATTY	1/4/96	new
Policy 103.3.1	Prohibit new or expanded hotel/motel development including RV spaces and campsites and retain existing LDR's which limit land uses and establish wildlife habitat protection measures for the piping plover on the Atlantic-side portion of Ohio Key.	BOCC, GM, ATTY	1/4/96	new
Policy 103.3.2	Support FWS with its planned acquisition of the piping plover wintering grounds on Ohio Key.	BOCC, GM, USFWS	ongoing	new
Policy 103.3.3	In developing Permit Allocation and Point Systems, consider assigning points to discourage development which may adversely impact activities of the piping plover on their wintering grounds.	BOCC, GM	1/4/96	new
Objective 103.4	Revise LDR's to address issues in focal point plans for all ACCC designations.	BOCC, GM, ATTY	1/4/97	new
Policy 103.4.1	Revise LDR's to eliminate ACCC designations from Holiday Isle, Big Pine Key, North Key Largo, and Ohio Key.	BOCC, GM	1/4/97	new
Objective 104.1	Establish and maintain a comprehensive inventory of historic and archaeological resources.	GM	1/4/96 ongoing	new
Policy 104.1.1	Establish inventory using information from the Florida master Site File and AHC surveys.	GM, DHR	1/4/98	new
Policy 104.1.2	Update inventory of historic and archaeological resources on an annual basis.	GM, DHR	ongoing	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Policy 104.1.3	Complete architectural survey of historic resources.	(C)	1/4/98	new
Policy 104.1.4	Submit Master Site File forms for any historic resources not included.	GM, DHR	1/4/98	new
Policy 104.1.5	Computerize the inventory of historic resources.	GM, DHR	1/4/98	new
Objective 104.2	Nominate significant historic and archaeological resources to the National Register and/or Florida Keys Historic Register.	BOCC, GM	ongoing	new
Policy 104.2.1	Revise LDR for designating historic, archeological and cultural resources on a Florida Keys Historic register.	BOCC, GM, ATTY	1/4/96	existing
Policy 104.2.2	Prepare nominations for selected resources to be listed on the Florida Keys Historic Register.	GM	1/4/98	new
Policy 104.2.3	Provide information and technical assistance to local preservation groups who are preparing nominations to the Florida Keys Historic Register.	GM, HIST	ongoing	new
Policy 104.2.4	Submit documentation for nominating selected resources to the National Register of Historic Places.	GM, HIST	1/4/98	new
Policy 104.2.5	Continue to identify and nominate eligible resources to the National Register of Historic Places.	GM, HIST	ongoing	new
Objective 104.3	Adopt and implement measures to preserve and protect historic resources.	BOCC, GM, ATTY	ongoing	new
Policy 104.3.1	Adopt historic preservation ordinance LDRs.	BOCC, GM, ATTY	1/4/97	new
Policy 104.3.2	Evaluate the possibility of incorporating historic resources into the Point System.	BOCC, GM, ATTY	ongoing	new
Policy 104.3.3	Submit historic preservation ordinance LDRs to U.S. Department of the Interior's Certified Local Government Program and the State	BOCC, GM, ATTY	1/4/97	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
	Historic Preservation Officer for certification.			
Policy 104.3.4	Require architectural guidelines be drafted and approved for each Historic District.	BOCC, GM, HIST	1/4/96 ongoing	new
Objective 104.4	Adopt and implement measures to preserve and protect historic resources on public lands.	BOCC, GM, ATTY	1/4/96 ongoing	new
Policy 104.4.1	Ensure that renovation of Pigeon Key is consistent with historical preservation goals and allows public access.	BOCC, GM, PW, (C)	1/4/96 ongoing	existing
Policy 104.4.2	Coordinate with County, State and Federal agencies to identify, monitor and protect historic resources located on public lands.	BOCC, GM, DNR, FKAA, DOD, FDOT, USFWS, FKAA, LA, USPS	1/4/96 ongoing	new
Policy 104.4.3	Require development plans on county-owned lands to be reviewed by historic/archeological review board.	BOCC, GM, PW, LA, HA	1/4/97 ongoing	new
Policy 104.4.4	Review federal and state resource plans for parks, refuges, military installation and other properties for impacts on historic resources.	GM, DNR, DOD, FDOT, USFWS, USPS	1/4/96 ongoing	new
Policy 104.4.5	Require that county-owned historical and archeological sites conform to minimum state and professional standards for such sites.	BOCC, GM, HIST	1/4/96 ongoing	existing
Policy 104.4.6	Prior to any sale of Pigeon Key, county shall adopt architectural guidelines for this National Register Historic District.	BOCC, GM, HIST	1/4/96 ongoing	new
Objective 104.5	Increase public awareness and appreciation of historic resources and preservation activities in Monroe County.	BOCC, GM, HIST	ongoing	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Policy 104.5.1	Coordinate with selected agencies and organizations for possible joint public education and funding efforts.	GM, PRES, KW, HIST, DNR, USPS, USFWS, NOAA, LIB, BDEDUC	1/4/96 ongoing	new
Policy 104.5.2	Make historic and archeological information available to the public.	GM, LIB, BDEDUC	1/4/97	new
Policy 104.5.3	Seek funding from the Tourist Development Council for historic marker program.	HIST, GM, TDC	1/4/98	new
Policy 104.5.4	Notify property owners of listing or eligibility for listing on Florida Keys Historic Register and the National Register.	GM, HIST	1/4/98	new
Policy 104.5.5	Promote public knowledge of local state and federal historic preservation incentive and assistance programs.	BOCC, GM, HIST, PRES	1/4/96 ongoing	new
Policy 104.5.6	Assist the formation of new citizen based historic preservation groups.	BOCC, GM, HIST, PRES	1/4/97 ongoing	new
Objective 104.6	Coordinate with public agencies and non-profit organizations to protect, preserve and increase awareness of historic resources.	BOCC, GM, HIST, PRES	1/4/96 ongoing	new
Policy 104.6.1	Involve local historic preservation groups in the planning process.	BOCC, GM, HIST, PRES	1/4/97 ongoing	new
Policy 104.6.2	Include selected historic sites on the priority list of Natural Heritage and Park acquisition sites.	BOCC, GM, LA	1/4/98 annually	new
Policy 104.6.3	Encourage and facilitate acquisitions of historic sites by public agencies and private preservation or conservation groups for recreational, cultural or conservation uses.	GM, PRES, KW, HIST, CONS, DNR, USPS, USFWS	1/4/96 ongoing	new
Policy 104.6.4	Submit funding proposals for selected high priority historic preservation projects.	GM	1/4/98	new

Monroe County Plan GOP	Summary	Imple- menting Agencies	To Be Completed	Existing/ New
Policy 104.6.5	Submit funding proposals for selected lower priority projects.	GM	1/4/98	new
Policy 104.6.6	Submit funding proposals for selected lowest priority projects.	GM	1/4/98	new
/_____/	Policy changes			new/existing modified Rev #10